

Subj: **submission re TOcore for the Oct 5-16 meeting**
Date: 2016-10-04 5:17:10 P.M. Eastern Daylight Time
From: Goldome2@aol.com
To: clerk@toronto.ca, council@toronto.ca
CC: goldome2@aol.com

October 4-16

By email to clerk@toronto.ca

To: Council for the City of Toronto and Mayor Tory

Re: TOcore, tall buildings tower setbacks
City Reference Number 16-103066 SPS 00 OZ
Agenda item: TE18.7

Please find attached our submission sent to TEYCC dated August 26,2016.
Our submission was left off the "Tracking Status" for some reason.
We hereby object to the proposed amendments to the OP and ZBL's, and request that Council not approve these planning instruments in their current form.
Reason: the current Tall Building Guidelines are flexible and are better than the proposed rigid requirements in dealing with various different contextual situations, and therefore should be kept.

We hereby request notice of City Council's deliberations and decisions in this matter and of any resulting OP amendment and/or zoning by-law amendments.

Yours truly,



E.Lusz for
1734140 Ontario Limited (owner 381-387 Richmond St east)
1709492 Ontario Limited (owner 289-291 College St. & 8R Oxford St.
mailing address: 100-6021 Yonge St. Toronto, M2M 3W2
416-225-1705

To: teycc <teycc@toronto.ca>

Subject: City proposed 12.5m tower setback from lot line #4

Date: Fri, Aug 26, 2016 9:42 am

August 26, 2016

By E-Mail only to: teycc@toronto.ca (2 pages)

City of Toronto
Toronto and East York Community Council
Attention: Ms. Ellen Devlin, Committee Secretariat

Re: TOcore: updating tall buildings Setbacks in the Downtown, City initiated
OPA and ZBLA-Final Report

City Reference Number 16-103066 SPS 00 OZ

June 14-16 Agenda item: TE17.14, deferred to Sept 7, 2016

Re: 381-387 Richmond St. East (owner 1734140 Ontario Limited) and
289-291 College St. and 8R Oxford St. (owner 1709492 Ontario Limited)

To: all councillors of TEYCC attending the Sept.7-16 public meeting

I am an officer of the above landowner corporations. We intend to apply to develop the above properties soon with tall buildings. We have had preliminary discussions with architects and planners.

We hereby submit our concerns with the City's proposals.

LOSS IN VALUE OF LAND: When we purchased the above properties and in considering what price to pay, we relied on the "in force" policies of the official plan (OP) and the "old" and "new" zoning by-laws. If the City's proposals are adopted, they would cause a substantial decrease in value of our properties and we would seek compensation from the City.

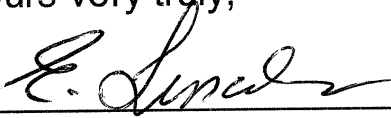
NO FLEXIBILITY: The proposed setbacks are too rigid There is no good reason to change the current policies, wherein setbacks are guidelines and which allows flexibility re the size of the setback to accommodate the site context. If it is

impossible to develop in the future a tall building on the abutting site, then insisting on a 12.5m setback does not make sense. For example, if there is a heritage building abutting which will never be developed with a tall building, it is counter-productive an unnecessary to have a 12.5m setback. Another example is where a short building was recently built on the abutting site.

NEGATIVE EFFECT ON AFFORDABLE HOUSING: The proposed changes will make it impossible to build a tall building on a small lot, which will decrease the number of sites available for residential tall buildings, which will drive up the value of land in downtown Toronto, which will cause the price to the end user to go up.

For all the above reasons and other reasons, we respectfully submit to Council that the City's proposed changes not be adopted by council. The current policies, where the setbacks are flexible guidelines, and not policies in the OP and ZBL, are better to achieve good planning goals and should be allowed to continue. In the alternative, if the City's changes are going to be adopted they should be amended to allow for exceptions where 12.5m does not make sense and does not achieve official plan goals and good planning principles.

Yours very truly,



E. Lusz, for

1734140 Ontario Limited

1709492 Ontario Limited

100 - 6021 Yonge St.

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